

Amendments to the Claims:

This listing of claims will replace all prior versions, and listings, of claims in the application:

Listing of Claims:

1 - 12. (cancelled)

13. (currently amended) A system for remotely managing the and automatically controlling, by a facilities management company, maintenance of a set of facilities by a maintenance company and a facility management company with regards to the contract binding the maintenance company to the facilities management company, which said system comprises comprising:

local monitoring units, each local monitoring unit being installed in close proximity to the at least one piece of said facilities and each said local monitoring unit and associated thereto, each local monitoring unit comprising:

means for carrying out measurements on the measuring operation parameters of the associated piece of facilities for detecting malfunctions an operational state thereof,

control means for allowing a maintenance technician to real time notify the start and the end time of his maintenance or repair task performed on the associated piece of facilities or to notify that the associated piece of facilities is out of orders for a long period because works are in progress, said control means being independent from the operational state of the associated piece of facilities,

means for being connected to a transmission network, and means for transmitting through said transmission network said detected operational state of said associated piece of facilities and said maintenance task start and end times;

a first and a second computer, said first computer each being connected to the local monitoring units through a said transmission network and comprising means for receiving and processing information relating to the malfunctions said detected operational state and said maintenance task start and end times transmitted by the local monitoring units;

a second computer, said second computer receiving from the local monitoring units the same information as the first computer, and

each said local monitoring unit being associated with at least one of said facilities and further comprising control means for allowing a maintenance engineer to notify a start and an end of an inspection of the associated facility, said start and said end being transmitted to the first and second computers, and said first and second computers comprising means for storing all information transmitted by the local monitoring units said first computer being available to the maintenance company and is used to manage the maintenance of said facilities, and said second computer being available to the facilities management company and is used to automatically control the maintenance and repair tasks performed by the technicians of said maintenance company on said facilities with regards to their contractual obligations.

14. (canceled)

15. (currently amended) A The system according to claim 13, wherein each of said local monitoring unit units comprises means for preventing the first and second computers local monitoring unit from sending transmitting through said transmission network information relating to malfunctions and failures the detected

operational state of the associated piece of facilities between the said start and the end times of said inspection and maintenance, repair or works task signaled using said control means.

16. (currently amended) A The system according to claim 13, wherein each of said first and second computers is connected to a data base collecting all information relating to the facilities and the maintenance thereof, and the information transmitted by said local monitoring units.

17. (currently amended) A The system according to claim 13, wherein the first and second computers comprise:

means for counting a number of maintenance inspections tasks carried out for each monitored facility piece of said facilities during a predetermined first period of time, for comparing said maintenance task number to a first predetermined threshold, and for transmitting displaying a first maintenance fault signal if the maintenance task number of inspections does not reach said first predetermined threshold at the end of said predetermined first period of time;

means for computing a total duration of the maintenance operations tasks performed on each monitored facility piece of said facilities during said predetermined a second period of time, for comparing said total duration to a second predetermined threshold, and for sending displaying a second maintenance fault signal if said total duration is not at least equal to said second predetermined threshold at the end of said predetermined second period of time;

means for comparing a response computing an elapsed time of a maintenance engineer for a facility between a time when a

piece of said facilities is detected as malfunctioning and the start time of a repair task on said piece of facilities, for comparing said elapsed time with a third predetermined threshold, and for sending displaying a third maintenance fault signal when said elapsed time exceeds said third predetermined threshold is exceeded; and

means for comparing a restart time to restart put a facility piece of said facilities to a normal operational state after a facility malfunction or repair operation the start time of a repair task on said piece of facilities with a fourth predetermined threshold, and for sending displaying a fourth maintenance fault signal when said restart time exceeds said fourth predetermined threshold is exceeded.

18. (currently amended) A The system according to claim 17, wherein the second computer comprises means for computing penalties to be applied to the maintenance company after sending a maintenance fault signal as a function of the applied penalties if a maintenance fault concerning the exceeding of one of the four said thresholds have been detected by said second computer.

19. (currently amended) A The system according to claim 17, wherein the first and second predetermined thresholds are set as a function of the monitored said facilities, and wherein the third and fourth predetermined thresholds are defined as a function of the detected malfunction or the type of repair, said thresholds being as defined by a maintenance contract binding the maintenance company to the managing company.

20. (currently amended) A The system according to claim 13,

wherein transmissions between the local monitoring units and the first and second computers are carried out through a basic wire or radio telephone network and wherein the local monitoring units further comprise means for setting-up a link between the local monitoring units and the first and second computers through a radio telephone network, when the local monitoring units cannot access a basic telephone network.

21. (currently amended) A The system according to claim 20, wherein at least one local monitoring unit ~~on each site of a group of said local monitoring units which are installed close from one another~~ comprises a data transmission unit, wherein said data transmission unit comprises means for transmission over the basic telephone network and means for transmission over the radio telephone network, and wherein other local monitoring units of the site comprising means for connection to said data transmission unit.

22. (currently amended) A The system according to claim 21, wherein the radio telephone network transmission means in the data transmission unit are provided with a backed-up power supply for sending a power supply fault message when the local monitoring unit is no longer powered.

23. (currently amended) A The system according to claim 13, wherein each of said local monitoring units comprises means for detecting internal faults pertaining to operation of said local monitoring unit, and means for sending malfunction information to a third computer if such internal faults are detected ~~to said first computer when said first computer is made available to a maintenance operator, said third computer being connected to the~~

local monitoring units through said transmission network and comprising means for receiving and processing and storing into a database the internal malfunction information transmitted by the local monitoring units.

24. (currently amended) A The system according to claim 13, wherein each of said local monitoring units comprises:

means for starting a first timer after a malfunction has been detected on the associated facility piece of facilities;

means for starting a second timer if the first timer has timed out without the corresponding fault having disappeared;

means for sending a malfunction message to the first and second computers if the second timer has timed out without the corresponding fault having disappeared;

means for starting a third timer after a fault has disappeared; and

means for transmitting a fault disappearance message if the third timer has timed out without the corresponding fault reoccurring.

25. (currently amended) A The system according to claim 24, wherein a respective duration for each of the first, second and third timers is determined independently from each other as a function of each malfunction type.